



Lochaber Road | London, SE13 5QU



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Guide Price £650,000 - £675,000

Freehold

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Lochaber Road, London

Three bedroom Victorian house located in a quiet residential street close to Manor House Gardens, the property requires modernisation throughout, easy walking distance to Blackheath Village.

This lovely family home has loads of potential, it briefly comprises bay fronted sitting room, large kitchen diner with access to rear garden, the first floor offers three bedrooms and a family bathroom. Sold with NO ONWARD CHAIN.



Interior

ENTRANCE HALL: Entrance door, stairs to first floor, stairs to cellar, access to reception room, dining room and bathroom.

RECEPTION ROOM: 5.00m x 4.72m (16'5" x 15'6") Bay window to front, fully fitted carpet, radiator.

DINING ROOM: 4.04m x 3.28m (13'3" x 10'9") Open to kitchen, fully fitted carpet, built in cupboards, radiator.

KITCHEN: 4.95m x 2.91m (16'3" x 9'7") Window to rear and door to rear garden,

base units, stainless steel sink unit with mixer tap, wall mounted boiler, space for tumble dryer, plumbed for washing machine, space for fridge freezer, built in oven, integrated gas hob, tiled floor.

BATHROOM: Panel enclosed bath, wash hand basin, low level WC, tiled walls and floor.

LANDING: Loft access, fitted carpet, access to all bedrooms and shower room.

BEDROOM 1: 4.32m x 3.30m (14'2" x 10'10") Bay window to front, fully fitted carpet, built in wardrobes, radiator.

BEDROOM 2: 4.32m x 3.30m (14'2" x 10'10") Window to rear, fully fitted carpet, radiator, built in wardrobe.

BEDROOM 3: 2.69m x 1.80m (8'10" x 5'11") Window to front, fully fitted carpet, radiator.

SHOWER ROOM: Window to rear, shower cubicle, low level WC, pedestal wash hand basin, tiled walls and floor, radiator.

CELLAR: 6.20m x 1.04m (20'4" x 3'5")

Exterior

GARDEN: 9.00m x 5.64m (29'6" x 18'6") Paved, back entrance gate, access to park at rear.

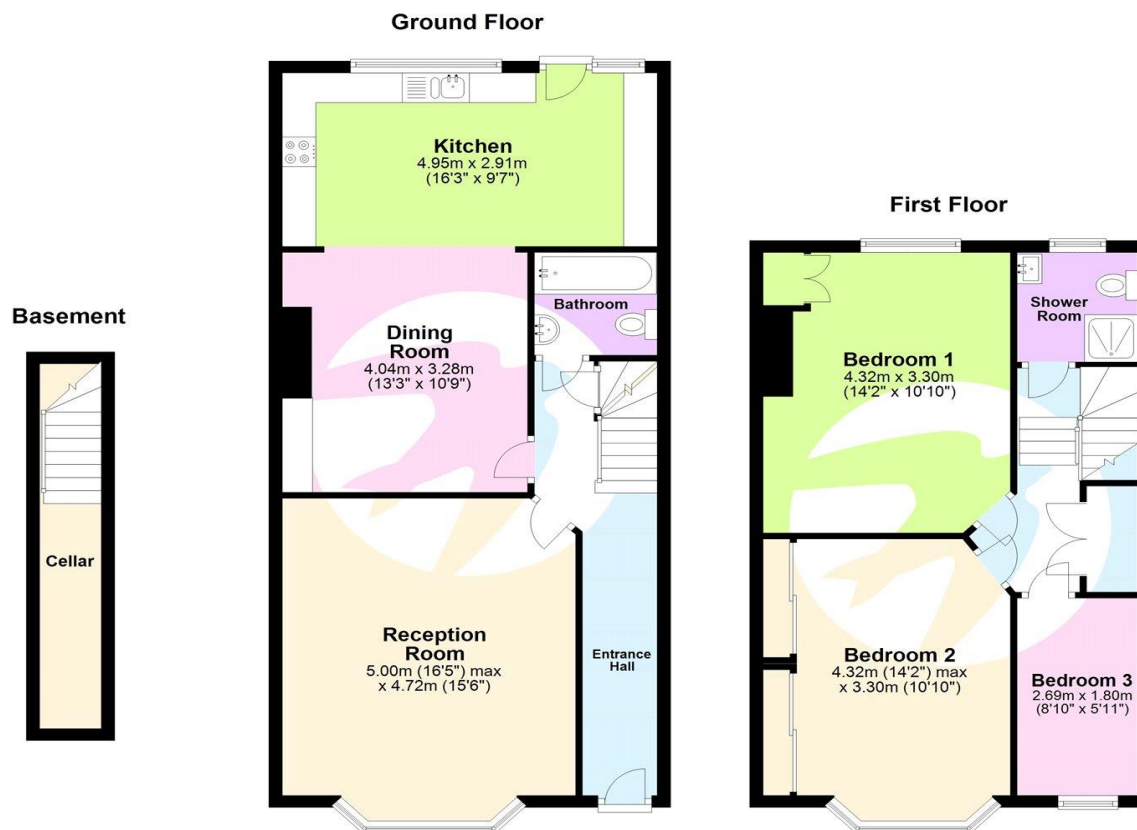
FRONT GARDEN: 5.33m x 3.15m (17'6" x 10'4")

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,817 pa)

EPC Rating: D





Location

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

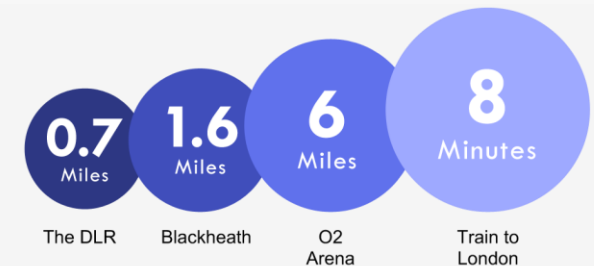
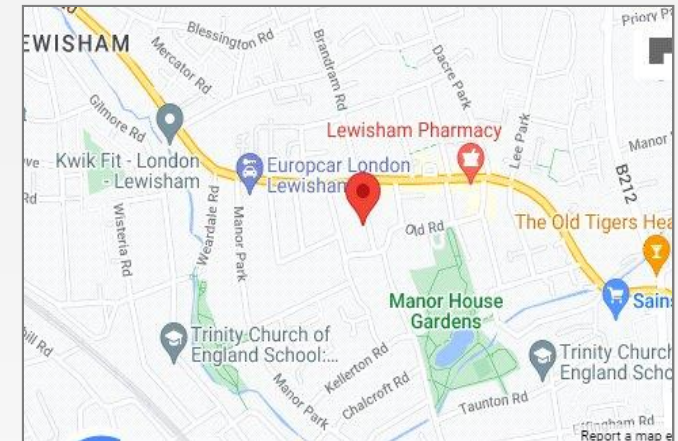
Families can choose from a wide selection of state primary and secondary schools, as well as some respected independent options. Blackheath is Lewisham's close neighbour, with fine dining, boutique shops and bustling bars.

Property Features

- Three bedroom and two reception rooms
- Two bathrooms
- Private low maintenance garden
- Cellar
- Close to local amenities, transport links, schools and parks
- Chain Free
- Total floor area: 98m²= 1,055ft² (guidance only)

Property Location

Lochaber Road, London, SE13 5QU



*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8297 8777
Robinson Jackson
27 Lewis Grove,
Lewisham,
London, SE13 6BG
lewisham@robinson-jackson.com



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